

Noroton Heights Darien, CT

Preliminary Vision

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Overlay Zone



Assembly Square, Somerville, MA



Bethesda Row, Bethesda, MD



Santana Row, San Jose, CA



Linden Square, Wellesley, MA



450 Artisan Way, Somerville, MA
LEED Gold Certified



Bethesda Row Farm, Bethesda, MD

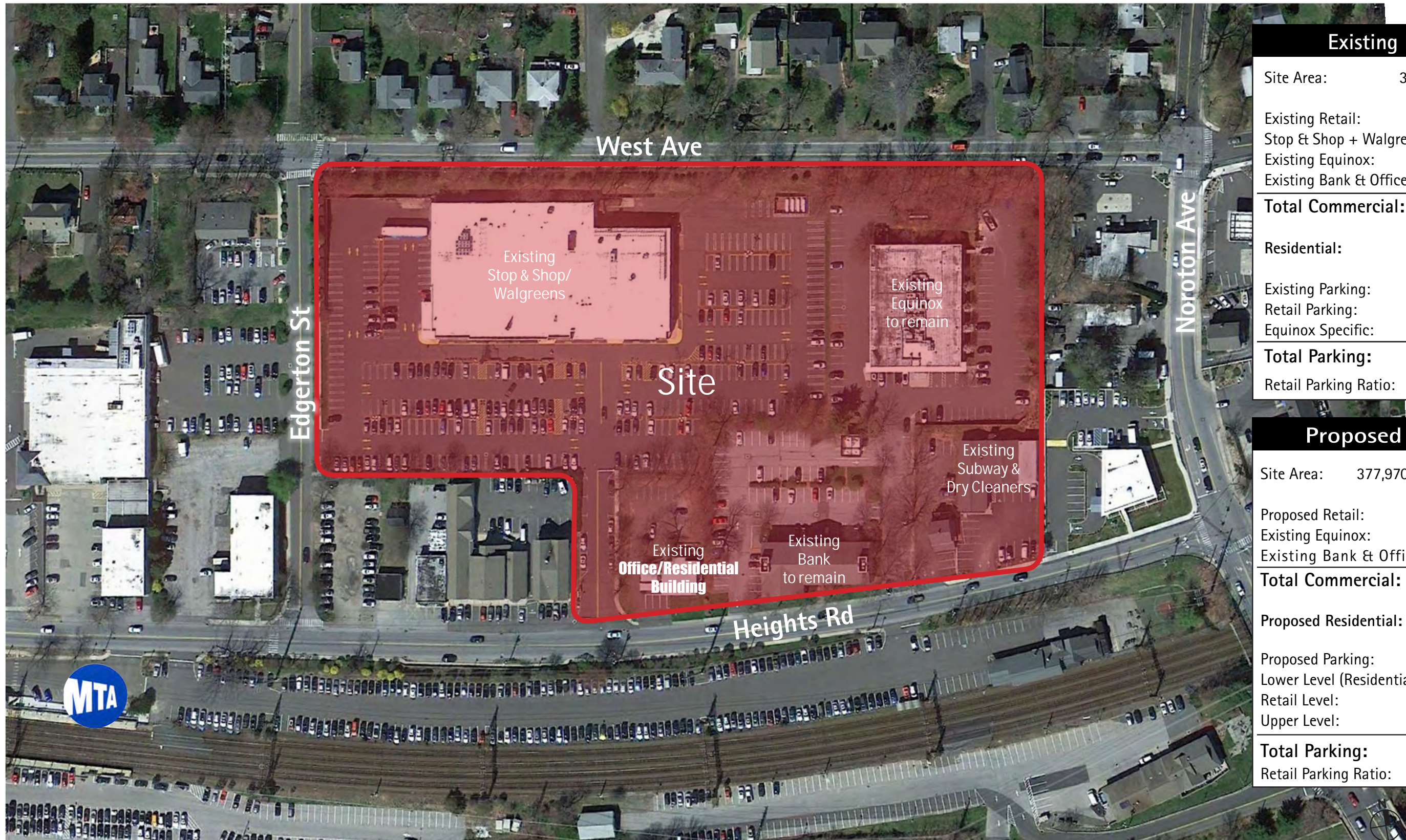


Assembly Square, Somerville, MA



Ellisburg Shopping Center, Cherry Hill, NJ

Foundations of Sustainability



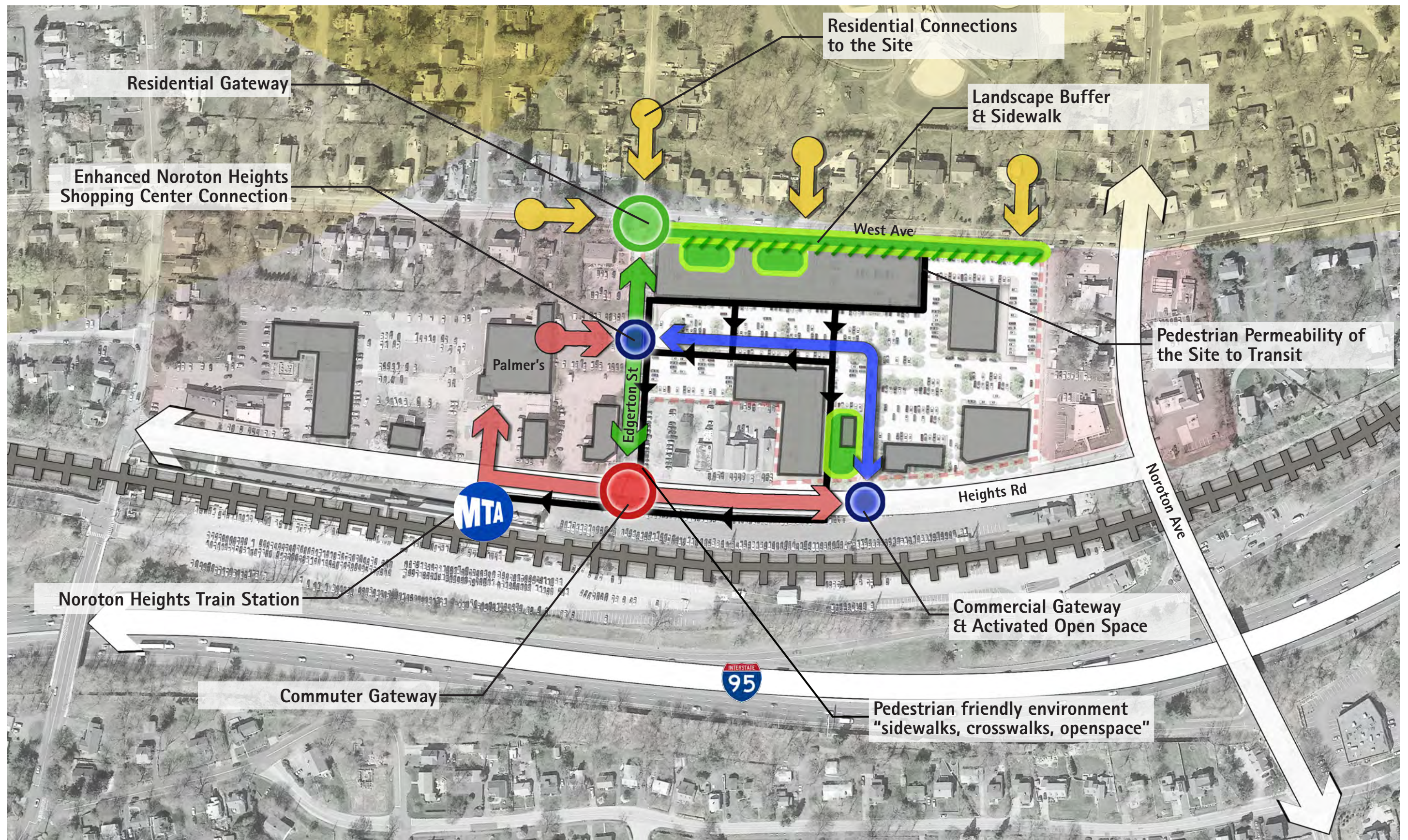
Existing Program

Site Area:	377,970 sf, 8.67 acres
Existing Retail:	10,169 sf
Stop & Shop + Walgreens:	45,482 sf
Existing Equinox:	29,820 sf
Existing Bank & Offices:	11,111 sf
Total Commercial:	96,582 sf
Residential:	3 du
Existing Parking:	
Retail Parking:	442 ps
Equinox Specific:	105 ps
Total Parking:	547 ps
Retail Parking Ratio:	Approx. 5.6/1000

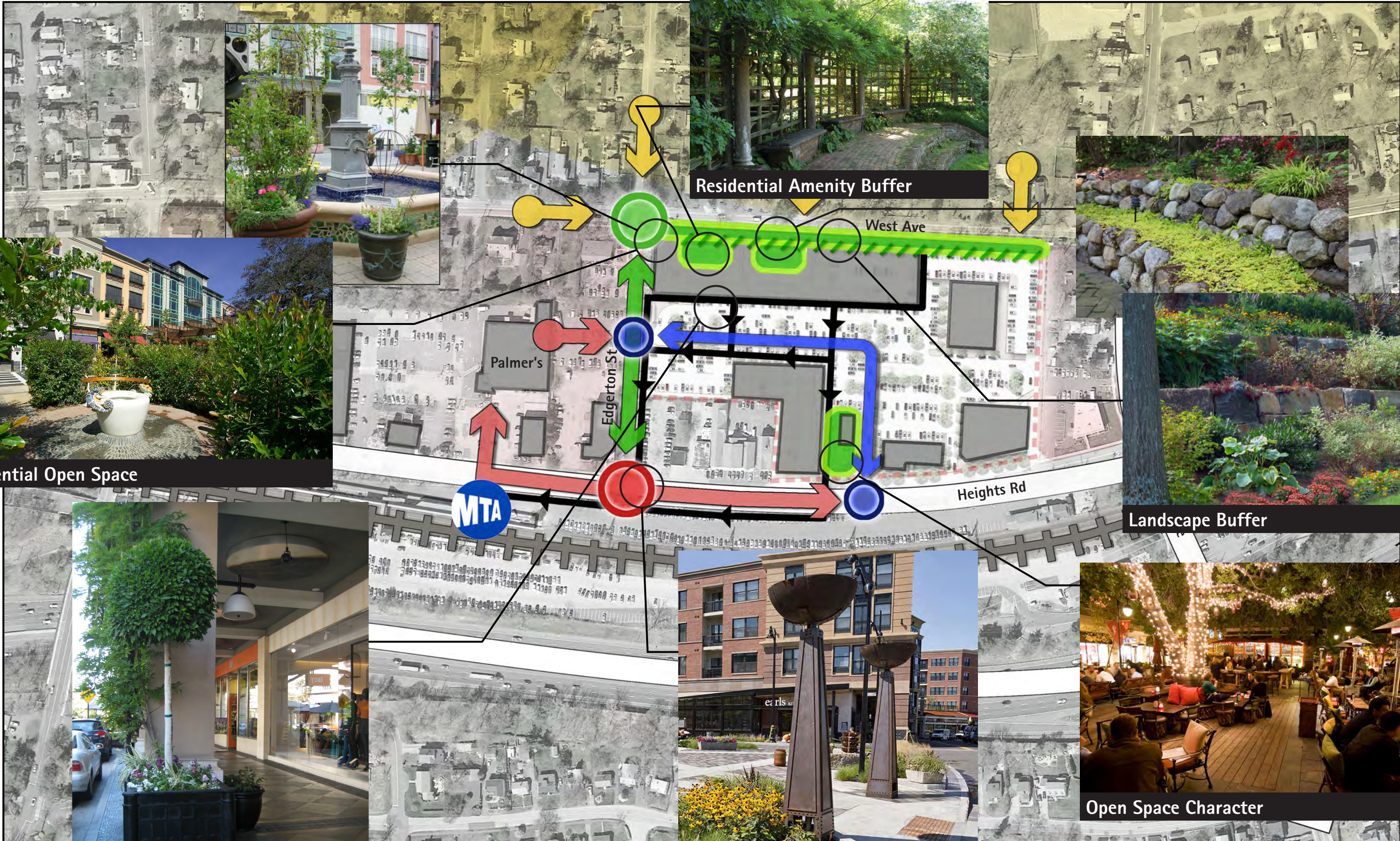
Proposed Program

Site Area:	377,970 sf, 8.67 acres
Proposed Retail:	87,400 sf
Existing Equinox:	29,820 sf
Existing Bank & Offices:	11,111 sf
Total Commercial:	128,331 sf
Proposed Residential:	90 du
Proposed Parking:	
Lower Level (Residential):	153 ps
Retail Level:	432 ps
Upper Level:	95 ps
Total Parking:	680 ps
Retail Parking Ratio:	Approx. 4.1/1000

Site Program



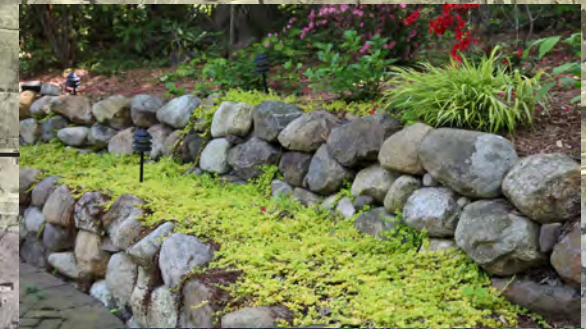
Site Diagram



Residential Open Space



Residential Amenity Buffer



Landscape Buffer



Open Space Character



Retail Edge

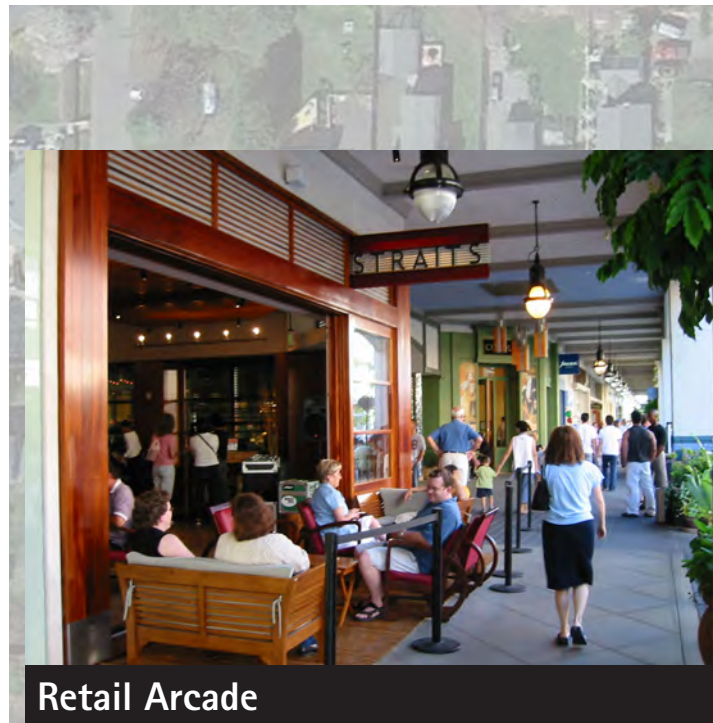


Gateway

Site Character



Retail/Street Level Plan



Retail Arcade



Secondary Residential Entry



Retail & Sidewalk Environment



Residential Over Retail



In-Line Shops



Free Standing Retail Building

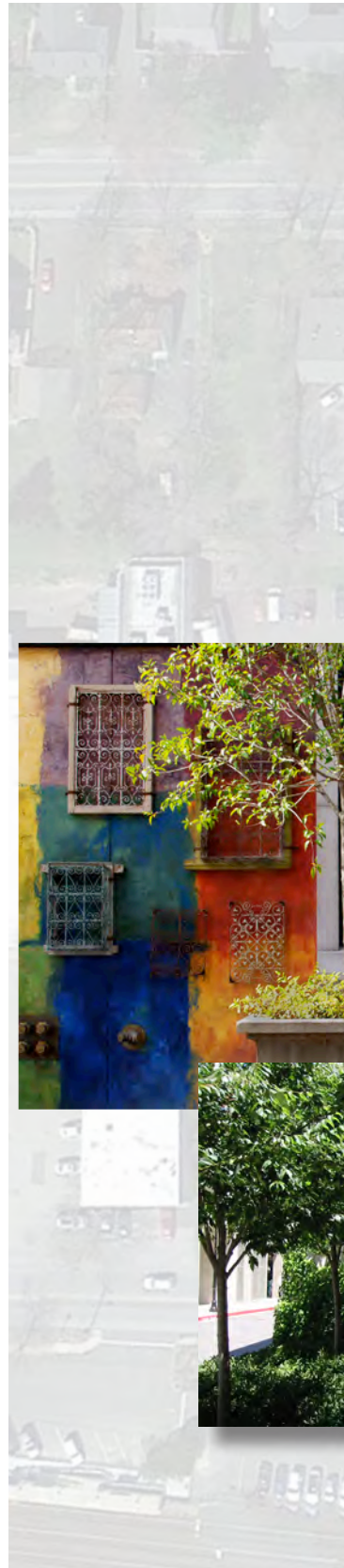


Open Space Amenities

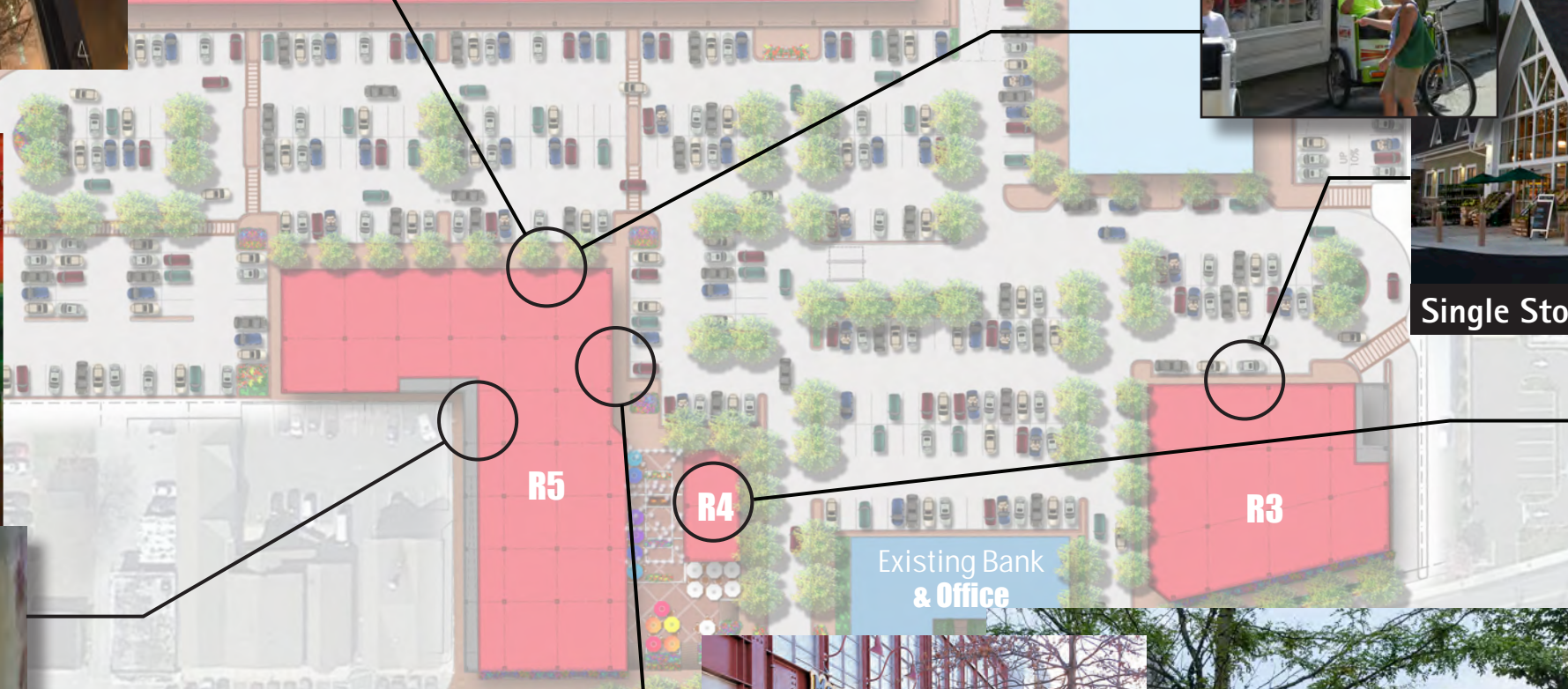


Kiosk & Outdoor Cafe

Retail Character



Single Story Building Proportion Strategy



Character of Park Retail



Back of House Elevation Strategies



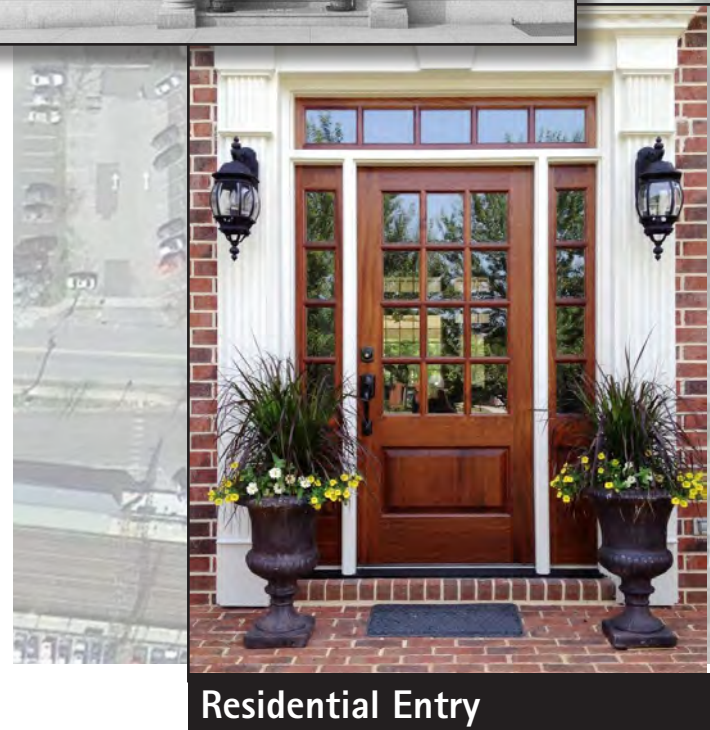
One-Story Retail Character



Upper Level Plan



Planted Trellis Along Patio Edge



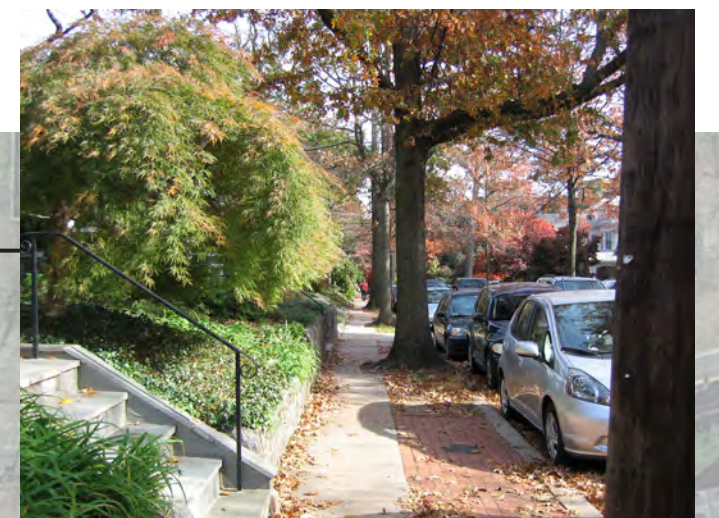
Residential Entry



Residential Massing Options



Residential Massing Options



Landscape Edge Along West Ave



Residential Amenity Patios

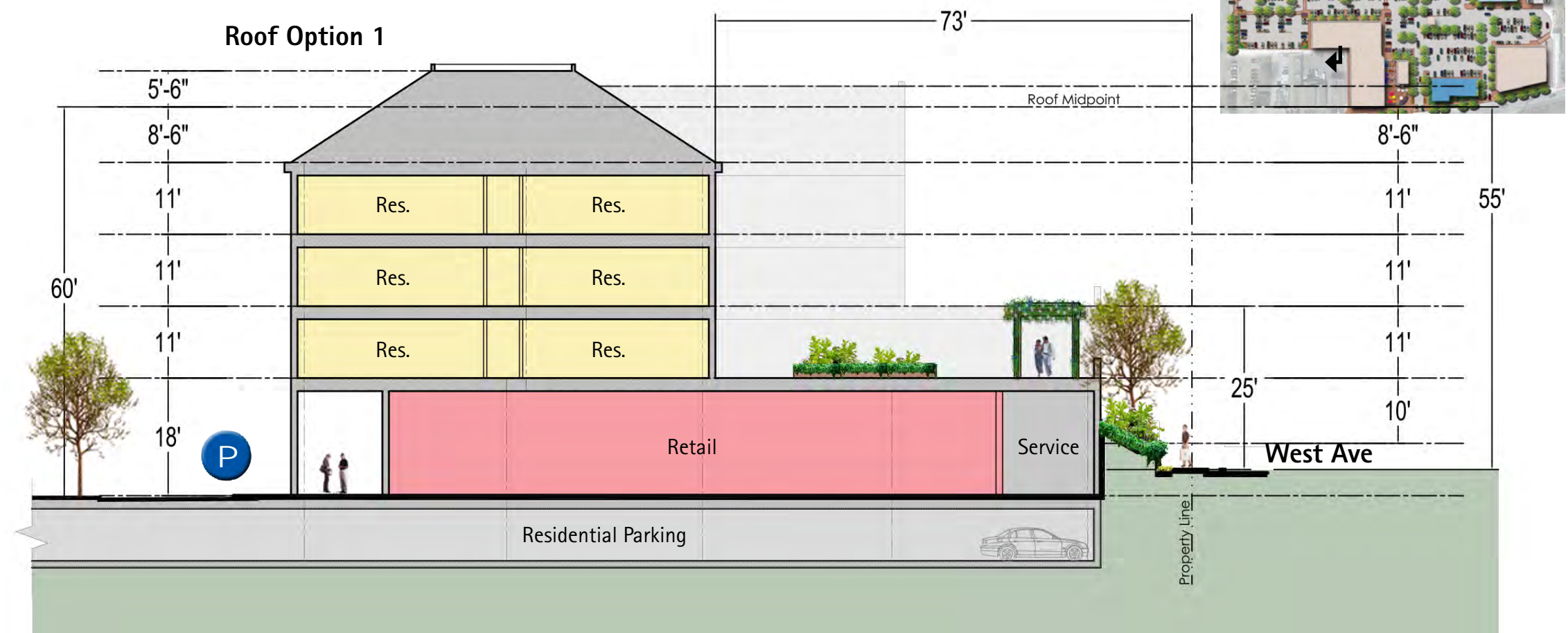
Residential Character



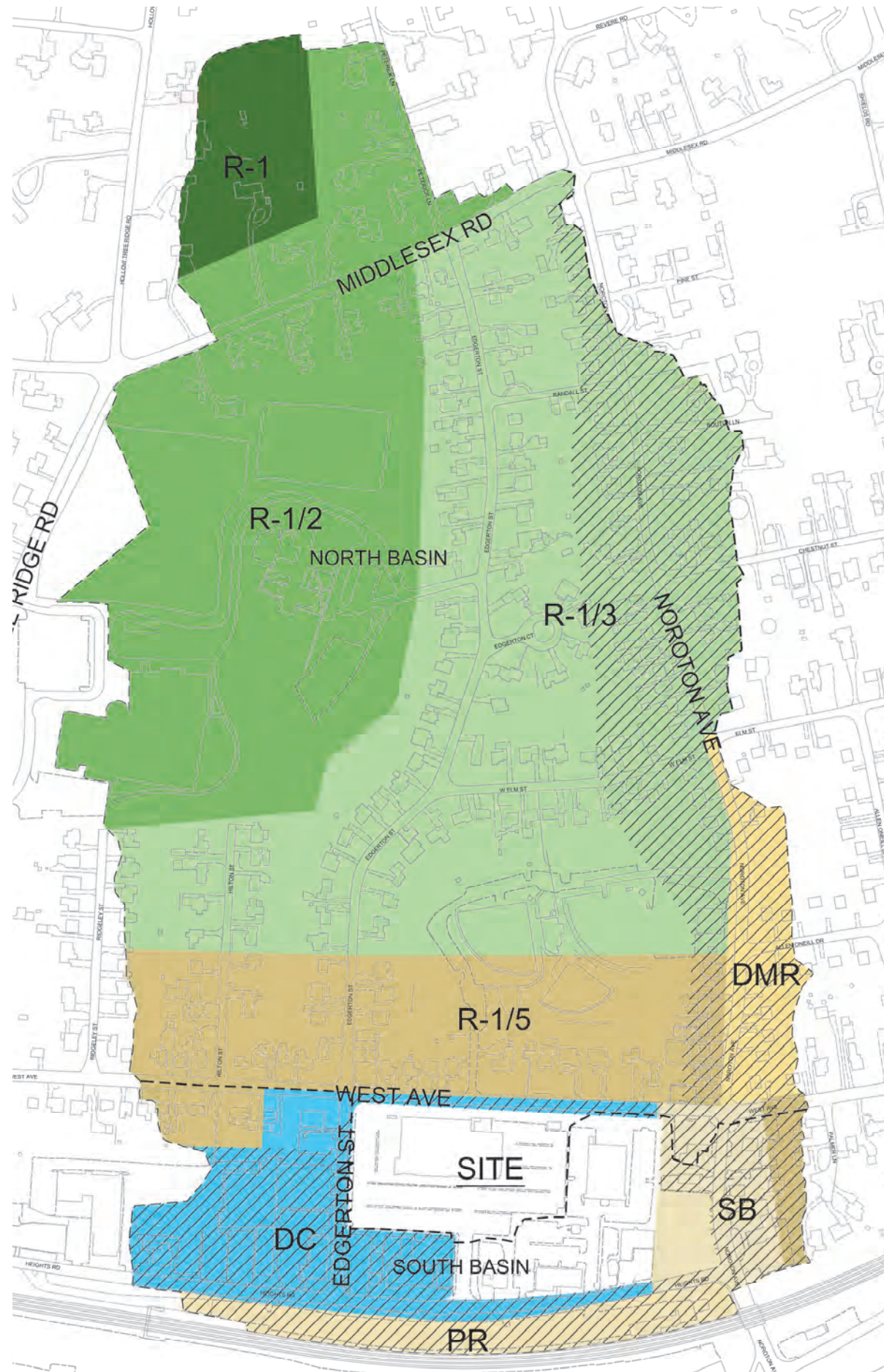
Architectural Study - Corner View of West Ave & Edgerton St

Roof Option 2

Roof Option 3



Section Study



- 116-acre Watershed
- 8.7-acre Site
- RR Culvert Restricts Flow
- Studied by Town
- Coordinate w/ DPW
- Reduce Frequency and Depth of Flooding

- Study Area
- Observations
- New traffic
- Coordination with Tighe & Bond



Traffic



- Health Club
- Office
- Parking
- Retail
- Residential

West Ave

Edgerton St

Heights Rd

R1

R2

R5

R4

R3

Existing Equinox

Existing Bank & Office

Existing Parking

- 96,582 sf
- 547 existing spaces
- 5.66 spaces/ksf
- <50% occupancy observed
- Current demand: <3.0 spaces/ksf

Proposed Parking

By regulation:

- 2.5 spaces/du
- 6.67 spaces/ksf

By plan:

- 1.7 spaces/du
- 4.1 spaces/ksf

Parking